

SHADOW RUN COMMUNITY ASSOCIATION, INC.
August 30, 2022 at 5 PM in Hudson Library and on Zoom
MEETING MINUTES

1. Meeting Start: 5:00 PM Pledge to the Flag and Open Meeting
2. Establish Quorum - Barb, Nancy, Andrea in person.
Sue on Zoom. Quorum established.
3. Read July Meeting Minutes – Barb
Minutes Approved. Barb motioned, Nancy 2nd, All were in favor.
4. Financial Report for July – Nancy
Revenue - \$ 590.06 Under Budget
Total Expenses - \$ 829.79 Under Budget
Operating Budget Balance - (Money in the Bank-Excluding Reserve Fund) - \$ 30,465.49
5. Management Report – Andrew
Currently 1 over 30 days, \$264, 0 over 60 days, 3 over 90 days, \$1386.
Currently 1 with attorney.
Inspections were complete.
Budget – 3% increase in management fee for 2023.
Pool Contract - \$25/month increase for 2023 with current vendor.
6. Culverts – Julie – No Update
7. Report on damaged/eroded banks in ponds – Obtaining more quotes.
8. Document Review Update – Andrea – No Update
9. Pool area cleaning, mailbox and sign cleaning
Pool area, cabana and mailboxes have been cleaned. Volunteer offered to clean signs.
10. Standardized signage at all lakes and ponds
Available quotes were reviewed and discussed with members. Management, members, and board were informed that this licensed company is owned by a family member on the board. Nature's Coast Designs was selected due to lowest cost with highest quality. Sue motioned, Andrea 2nd, all were in favor.
Board asked members to obtain quotes or provide board with contact information if they have friends or family members that own licensed businesses and are willing to provide free quotes, or if they used licensed vendors willing to do the same. Members were informed that we are obtaining more quotes for pool maintenance, culvert cleaning, and repairing erosion in lakes and ponds.
11. Welcome Committee
Following discussion, majority of the board agreed that this function will be performed by board members. Board member suggested forming a volunteer social committee that would focus on organizing social events at the pool. Two members are interested, but more volunteers are needed.

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12. Termite Inspection

Available quotes were reviewed and discussed with members. Hughes Exterminators was selected. They will perform exterior and interior inspection, so they require access to every attic. Andrea motioned, Barb 2nd, all were in favor.

13. Community feedback – Postponed due to time limitation

14. Meeting Adjourned: 5:53 PM Barb motioned, Andrea 2nd, all were in favor.

September Meeting – 9/22/2022 at 6:00PM in Hudson Library

October Meeting – 10/13/2022 at 6:00PM in Hudson Library

SHADOW RUN COMMUNITY ASSOCIATION, INC.

MEETING ATTENDANCE RECORD

MEETING DATE/TIME/LOCATION: August 30, 2022 5:00PM; Hudson Library

Attendees in person please sign in below:

Print Name: <u>Kathleen D'Amico</u>	Sign: <u>Kathleen D'Amico</u>
Print Name: <u>CAROL NEVINS</u>	Sign: <u>Carol Nevins</u>
Print Name: <u>Sheila Gomas</u>	Sign: <u>Sheila Gomas</u>
Print Name: <u>Vinny Corzelli</u>	Sign: <u>V Corzelli</u>
Print Name: <u>MIKE MURPHY</u>	Sign: <u>Mike Murphy</u>
Print Name: <u>Deborah Ustin</u>	Sign: <u>Deborah Ustin</u>
Print Name: <u>Butch Pavone</u>	Sign: <u>Butch Pavone</u>
Print Name: <u>Ann Murtagh</u>	Sign: <u>Ann Murtagh</u>
Print Name: <u>Jeanine Murphy</u>	Sign: <u>Jeanine Murphy</u>
Print Name: <u>KEVIN MURPHY</u>	Sign: <u>Kevin Murphy</u>
Print Name: <u>Darlene Admire</u>	Sign: <u>Darlene Admire</u>
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____
Print Name: _____	Sign: _____

Attended by Zoom/Phone: SUE NAVAGE - THERESA - RICKIE & DANA
Fred, Dana, Ricki: